

Jamul Dulzura Community Plan Draft Edits
(Voted to recommend approval 3/24/09 JDCPG Meeting)

(Please note: DPLU changes were accepted except as follows – changes in bold)

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RECEIVED
MAR 27 2009

SUBREGIONAL GOALS AND POLICIES

DEPARTMENT OF PLANNING
AND LAND USE

The following goals and policies relate to the specific needs of the Sub region. They are designed to clarify the **intent** of **this Plan**, and guide

GOAL 1

Development of the land in such a manner as to retain the rural **densities and land uses** of the community.

GOAL 2

Agricultural land use regulations, which are compatible with limited water resources and established residential development.

GOAL 3 – Delete

SEWER/WASTEWATER TREATMENT

POLICY 1

The treatment of wastewater for all commercial or residential uses shall be limited to on-site sewage disposal systems.

POLICY 2

Semi-rural residential lots should meet the following criteria:

(No change until item (h))

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(h) **Clustering is permitted pursuant to Policy 4**

COMMERCIAL (should follow RURAL RESIDENTIAL Combining both Commercial Policy sections)

(Further changes on page XXIV-3 will follow changes in Rural Residential)

RURAL RESIDENTIAL (precedes Commercial sections)

POLICY 3

No change

POLICY 4

When imported water is available, the clustering of dwelling units is compatible in the rural areas under the following circumstances.

- (a) Ok
- (b) Ok
- (c) On site sewage disposal systems **must** be approved by the Health Department for immediate and long-term usage.
- (d) The proposed development will have a no more **adverse** effect of the **groundwater** environment ...
- (e) No changes
- (f) **Proposed clustered development shall not conflict with established community character.**

POLICY 5

No changes recommended

COMMERCIAL

(Insert commercial policies from page XXIV-3 here)

POLICY 2 6

(No change)

POLICY 3 7

Commercial development should retain the rural character of the Sub region and meet the following criteria:

- a. Structures shall be limited to two stories in height.**

- b. Permanent exterior signs shall be limited in size to 32 square feet and shall have only indirect lighting. No sign shall have blinking lights.
- c. Non-permanent signage, such as inflatable advertisement, shall be limited to 90 days per year.
- d. Unchanged

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POLICY 8

Commercial development should be discouraged outside the designated Village Boundary areas and should only be approved in the rural areas under the following conditions.

- (a) Unchanged
- (b) Unchanged
- (c) Neighborhood commercial development will not cause adverse impact on neighborhood properties
- (d) Site Plan review and appropriate landscaping be required

AGRICULTURE

POLICY 9

Agricultural activities are essential in maintaining the existing rural life of the community. Encourage all types of agricultural activities, large or small, which provide a local or regional source of food/fiber or livestock when water and land resources are available.

POLICY10

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POLICY11

No change

POLICY 12

No change

POLICY 13

No change

POLICY 14

No changes

POLICY 15

Rancho San Miguel Estates – **DELETE ALL**

(SEE PAGES 7, 8 AND 9 – DELETE ALL OF RANCHO SAN MIGUEL INFO.

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OTAY RANCH

POLICY 15

No changes

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Following Policy 5

Add new... policy 6 and 7 see below

POLICY 6

Require all new development to plan for secondary emergency exit routes as adjacent parcels may develop in the future.

POLICY 7

Encourage the establishment of secondary/emergency exit routes to existing development

POLICY 8

POLICY 9

POLICY 10

The development of public transportation to the JamulDulzura area from El Cajon, Rancho San Diego, and San Diego is recognized as desirable. ...

POLICY11

POLICY 12

POLICY13

POLICY 14

Support a County rural road minimum standard for non-circulation routes. Roads built to the standard should be accepted into the County's maintained road system, when applicable.

POLICY 15

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POLICY 4

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POLICY 5

POLICY 6

POLICY 7

POLICY 8

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HISTORICAL SITES

ADD...

**The Barn at The Haven
The Old Cement Mill (Brick)
The Barrett Café
Indian Dam
Barrett Flume**

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SCENIC HIGHWAYS

GOAL 6

The designation of a scenic highway system that provides attractive and scenic travel routes within the Jamul/Dulzura Sub regional Area.

POLICY 1

Delete first two paragraphs

Change third paragraph to read...

In addition to the scenic highway corridors identified in the County General Plan, Skyline Truck Trail, Lyons Valley Road, and Lawson Valley Road are scenic corridors that are important to the community.